



West of **EXE**

Hill Crest

Exminster

£290,000

Hill Crest

Exminster £290,000

Attractive three bedroom mid terrace home ideally situated in the heart of the village and enjoying a generous south-facing garden. Offering spacious accommodation throughout, the property comprises a welcoming living room with a feature fireplace, a modern fitted kitchen, and a ground-floor bathroom. Upstairs, there are three well-proportioned bedrooms. A standout feature of this home the large south-facing garden to the front and an enclosed courtyard to the rear. The rear also benefits from an outside WC and a detached garage, providing excellent storage or workshop space.

Attractive village home | Three good sized bedrooms |
Spacious living/dining room | Modern fitted kitchen |
Downstair bathroom | Well located for easy access to all
amenities | Large southerly facing garden | Further rear
courtyard garden | Large detached garage | Perfect first
home or investment property

APPROACH

Upvc part glazed front door to entrance lobby.

ENTRANCE LOBBY

Small entrance lobby with stairs to first floor and door to living/dining room. Coat hanging space.

LIVING/DINING ROOM

14' 3" x 13' 4" (4.34m x 4.06m) Spacious room with large Upvc double glazed window to front aspect. Feature fireplace with brick surround and hearth. Picture rail. TV and telephone points. Radiator. Door to rear hallway.

REAR HALLWAY

Rear hallway with doorway to kitchen and door to bathroom. Upvc part glazed door to rear access.

KITCHEN

8' 6" x 8' 4" (2.59m x 2.54m) Upvc double glazed window to rear aspect. Fitted kitchen with range of base, wall and drawer units in white finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-in electric cooker with gas hob. Space and plumbing for washing machine and slimline dishwasher. Under worktop space for fridge and freezer. Tiled floor.



BATHROOM

8' 4" x 5' 5" (2.54m x 1.65m) Good sized bathroom with Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under, and corner bath with glass screen and mixer tap with shower head attachment. Extractor fan. Tiled floor. Radiator. Door to deep understair cupboard.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance lobby to first floor landing. Hatch to loft space with pull down ladder. Doors to bedrooms.

BEDROOM 1

14' 3" x 10' 5" (4.34m x 3.18m) (max) Superbly spacious double bedroom with large Upvc double glazed window to front aspect with wonderful views over the village towards the River Exe and beyond. Radiator. Picture rail. Double doors to deep over stair wardrobe complete with hanging rail and further overhead storage. TV point.

BEDROOM 2

11' 0" x 9' 7" (3.35m x 2.92m) (max) Further double bedroom with Upvc double glazed window to rear aspect. Radiator. Picture rail.

BEDROOM 3

7' 9" x 7' 7" (2.36m x 2.31m) Good sized third bedroom with Upvc double glazed window to rear aspect. Radiator. Picture rail.

OUTSIDE

FRONT

A real feature of the property is the large south facing front garden which is used as the main garden and is fully enclosed by fencing and spread over three levels including a lawned garden with various beds of mature plants and shrubs, steps lead down to a large paved terrace - perfect for outside dining and entertaining. Further steps lead down to the last section which is also laid to lawn and edged with flower borders and a block built garden store.

REAR

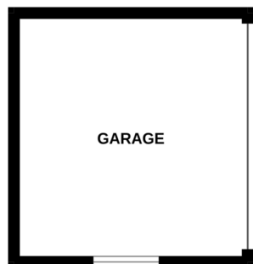
Leading out from the rear hallway is a courtyard garden area with steps up to a small parking area and garage. Plus a door to an outside w.c. which also houses the gas combi boiler.

GARAGE

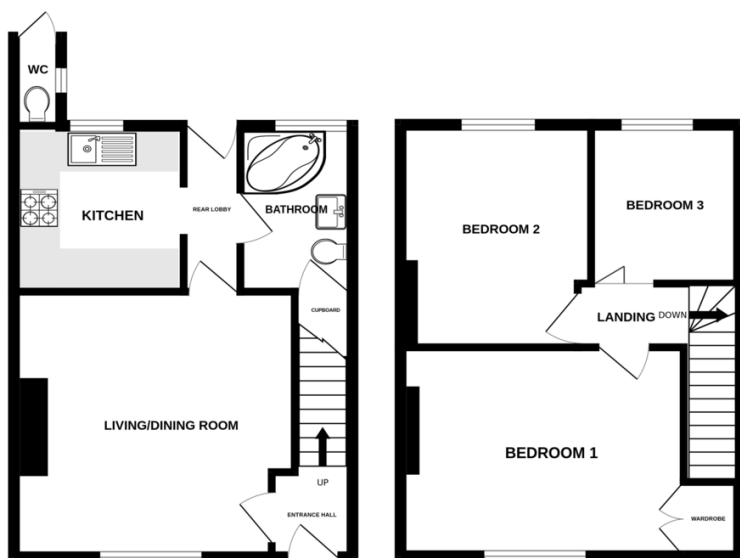
12' 6" x 11' 9" (3.81m x 3.58m) Up and over door to a large concrete constructed garage with light and power. Window to side aspect.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropia C2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

Registered in England no. 07121967